

**SURFACE IMPROVEMENT LEGEND:**

- PERMEABLE PAVERS (SEE DETAIL)
- VILLAGE STANDARD BRICK PAVEMENT (SEE DETAIL)
- CONCRETE DRIVEWAY APRONS (GARAGE ENTRY) 8" PCC PAVEMENT WITH 4"x4" No. 6 WELDED WIRE MESH 6" AGGREGATE BASE COURSE CA-6, TYPE B
- CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE) 5" PCC SIDEWALK 4" AGGREGATE BASE COURSE TYPE B, CA-6
- EX. CURB AND GUTTER
- REVERSED PITCH CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- ADA CURB RAMP WITH DETECTABLE WARNING

**SITE DATA:**

EXISTING ZONING: VC-PD (VILLAGE CENTER - PLANNED DEVELOPMENT)

TOTAL PROPERTY SIZE AFTER DEDICATED ROW= 39,587 S.F. (0.909 AC)

**PROPOSED SITE CONDITIONS:**

IMPERVIOUS: PROPOSED BUILDING IMPERVIOUS FOOTPRINT = 26,387 S.F. SIDEWALK/PATIO AREAS = 1,161 S.F. TOTAL IMPERVIOUS AREA = 27,548 S.F. (70%)

PERVIOUS: PROPOSED BUILDING GREENROOF FOOTPRINT = 1,894 S.F. PERMEABLE PAVEMENT AREAS = 615 S.F. PROPOSED GREENSPACE = 9,530 S.F. TOTAL PERVIOUS AREA = 12,039 S.F. (30%)

**MAINTENANCE PLAN**

THE OWNER OF THE SIGWALT STREET APARTMENTS, CLARK STREET HOLDINGS, L.L.C. WITH FACILITIES AS SHOWN ON THIS EXHIBIT (EXHIBIT R), SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING PERPETUAL MAINTENANCE ACTIVITIES:

- 1. General**
- Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:
    - Litter and debris shall be controlled
    - Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
    - Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
    - Riprap areas shall be repaired with the addition of new riprap, as necessary, of similar size and shape
    - Roads shall be swept, vacuumed and/or washed on a regular basis

- 2. Stormwater Management Facilities**
- All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

- Side Slopes/Embankment/Emergency Overflow Structure**
- Inspect embankments for settlement and erosion
  - Remove woody growth from the embankment
  - Any breaks, hire Registered Professional Engineer for design resolution
  - Seed and sod any eroded areas
  - Signs of piping (leakage) or seepage, repair
  - Stabilize emergency overflow structure if erosion observed
  - Remove obstructions blocking emergency overflow spillway
- Vegetated Areas**
- Regular mowing to control vegetation, no cutting of native vegetation
  - Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
  - Evidence of grazing, motorcycles or other vehicles, repair
  - Check for invasive vegetation, remove where possible
  - All vegetation must be maintained per the approved planting plan

- Outlet Control Structure**
- Inspect restrictor and remove debris if clogged or discharge reduced
  - Remove accumulated sediment at outlet
  - Scour and erosion at outlet, repair and reseed
  - Any ice damage to outlet of pipe, repair if necessary
  - Condition of trash tracks, remove debris
  - Outlet channel conditions downstream

- Access for Maintenance Equipment**
- Remove any obstructions placed in maintenance easements

- Safety Features**
- Access controls to hazardous areas
  - Fences
  - Loose or damaged posts
  - Loose or broken wires
  - Condition of gates
  - Signs

- Detention Volume**
- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

- 3. Volume Control Facility**
- Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

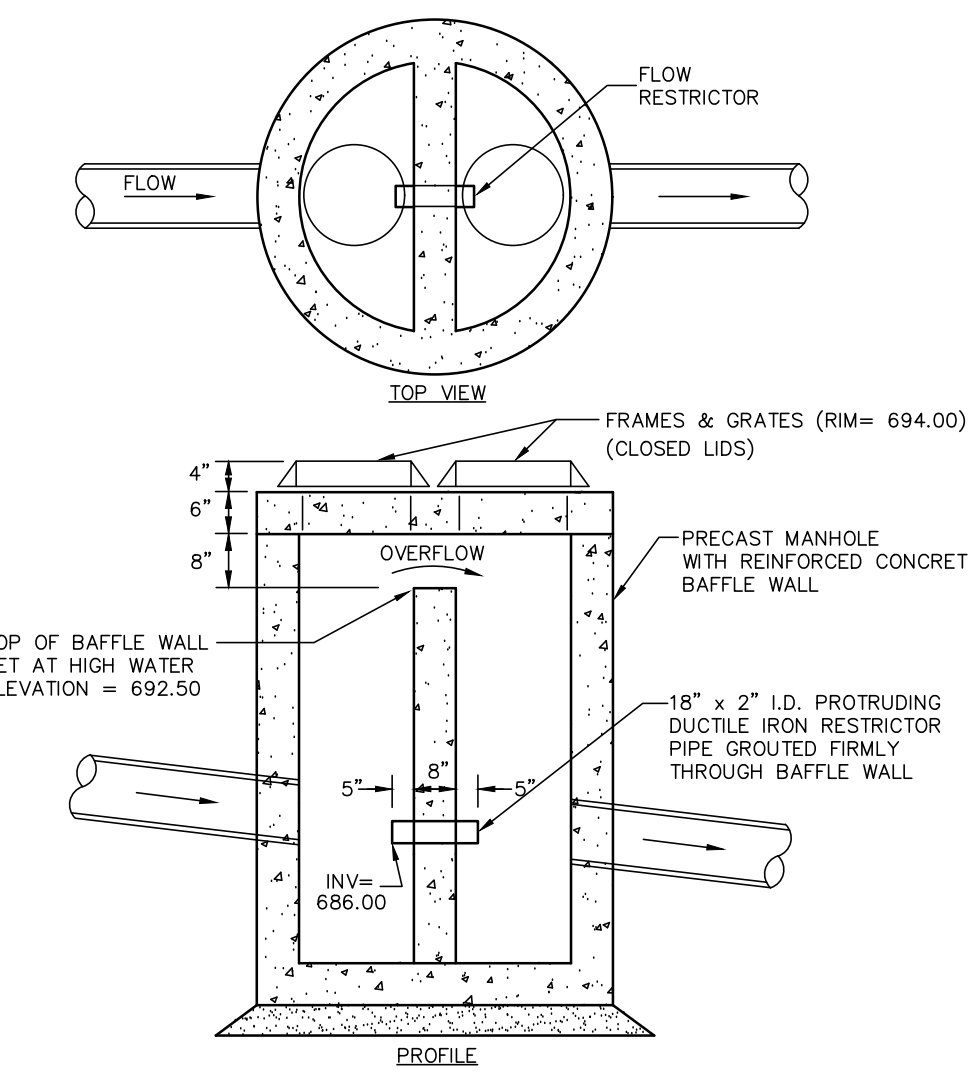
- Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
- Surface of permeable pavement shall be cleaned with low pressure power washer.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly.
- Appropriate signage shall be repaired if damaged or illegible.

- 4. Stormwater Collection System**
- The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

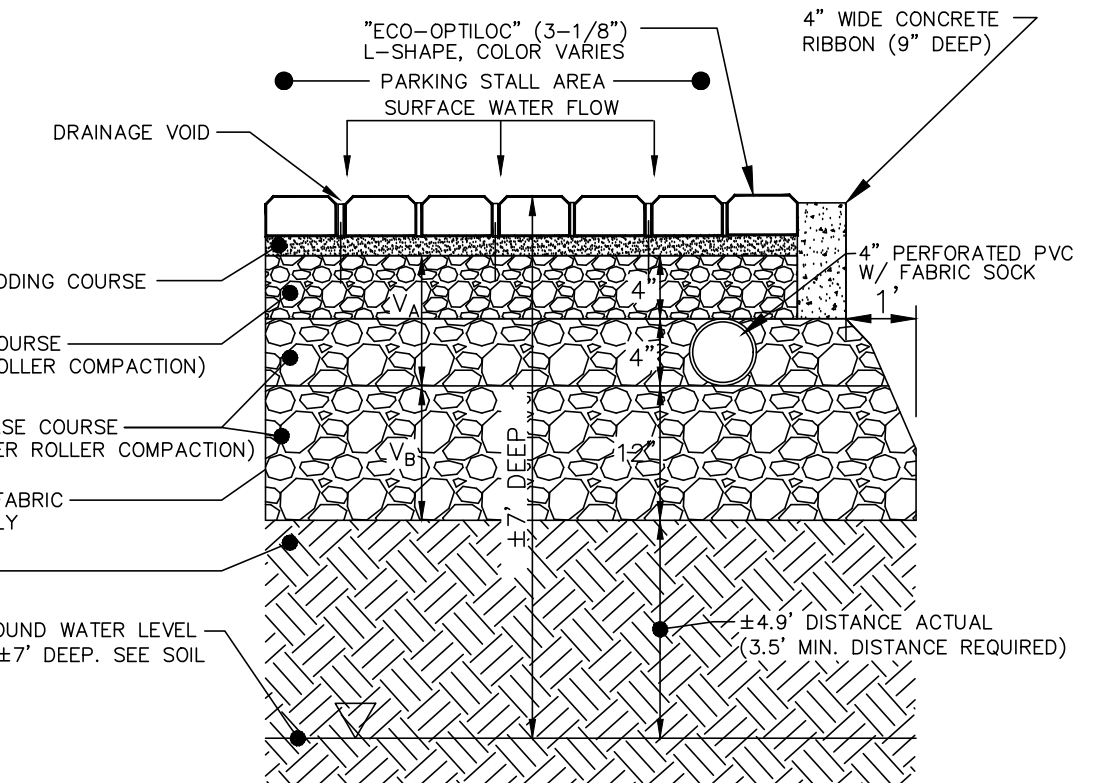
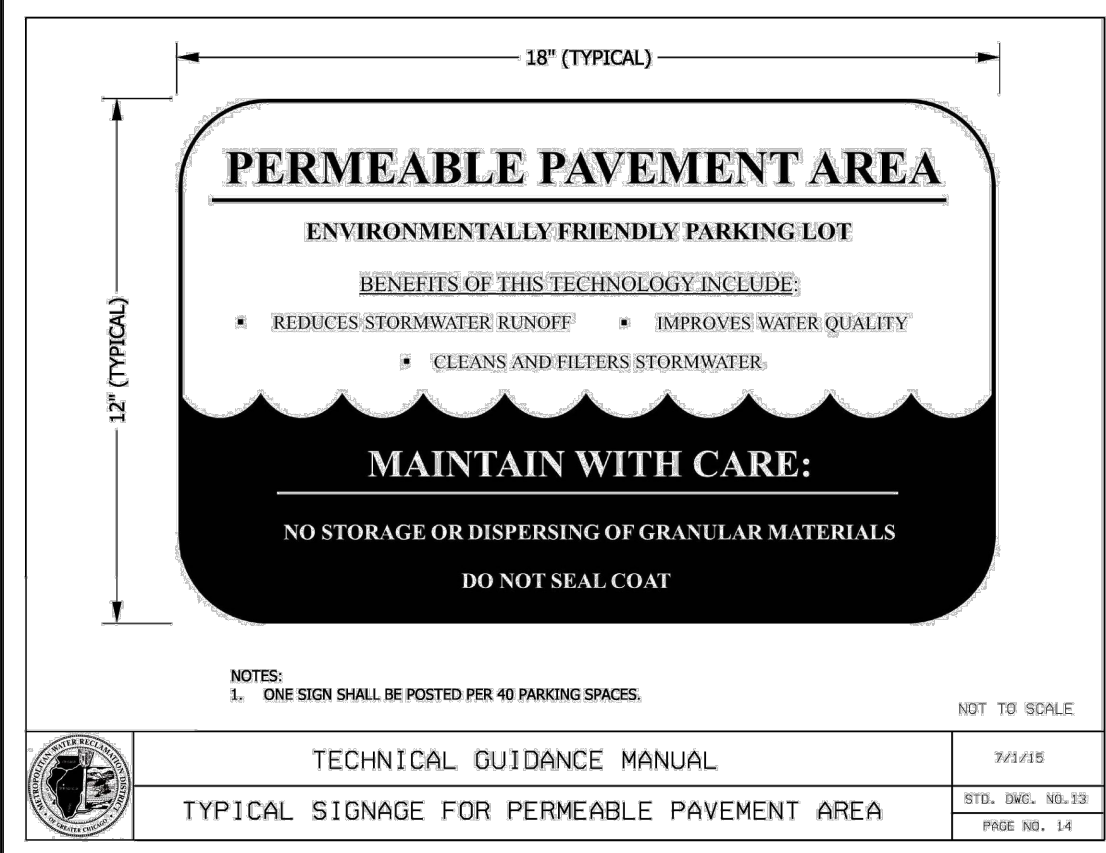
- Storm Inlets/Manholes**
- Remove accumulated leaves and other debris from grates
  - Reset covers/lids on as-needed basis
  - Remove accumulated sediment from manhole bottom when 50% of sump is filled
- Storm Sewers/Culverts**
- Visually inspect pipes by removing manhole lids, make repairs as necessary
  - Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
  - Restore riprap at outfalls if erosion observed
  - Restore riprap at outfalls
  - Replant and reseed any eroded areas

- Overland Flow Routes (Ditches/Swales)**
- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
  - Remove any obstructions that have been placed in the drainage path
  - Seed and sod any eroded areas
  - Restore riprap as necessary
  - Regrade to provide positive drainage as necessary
  - Regular mowing to control vegetation

- 5. Qualified Sewer Construction**
- Perform manhole inspections once every five years, make repairs as necessary.
  - Perform sewer inspections once every five years, make repairs as necessary.
  - Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
  - Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.



RESTRICTOR IN CATCH BASIN No. 25



\*GEOTEXTILE FILTER FABRIC TO MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN OPENING SIZE OF 0.50 mm

- NOTES:**
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
  - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
  - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
  - STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
  - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
  - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
  - MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
  - ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
  - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
  - MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEAL COAT.
  - APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

**EXISTING PROPERTY DATA**

ADDRESS: 37-45 S. CHESTNUT AVE, ARLINGTON HEIGHTS  
36-40 S. HIGHLAND AVE, ARLINGTON HEIGHTS

EXISTING ZONING: VC-PD (VILLAGE CENTER - PLANNED DEVELOPMENT)

TOTAL SITE AREA BEFORE DEDICATED ROW: 41,987 SF (0.964 AC)  
TOTAL SITE AREA AFTER DEDICATED ROW: 39,587 S.F. (0.909 AC)

PIN: 03-30-425-012-0000  
03-30-425-013-0000  
03-30-425-014-0000  
03-30-425-021-0000  
03-30-425-022-0000  
03-30-425-023-0000

LEGAL DESCRIPTION: LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**UTILITY LEGEND**

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION DETAIL	▷	▷
SANITARY SEWER	—	—
STORM SEWER	—	—

DRAWN BY: \_\_\_\_\_

REVISED: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NO. 29112716

DATE: 09/06/17

SCALE: 1"=20'

PROJ. MGR. RWG

PROJ. ASSOC. MRM

DRAWN BY: ZRN

SHEET 1 OF 1

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**RWG Engineering, LLC**  
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September 06, 2017 4:08:20 p.m. Acct# 22.0a (LWS Tech)  
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